

044.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

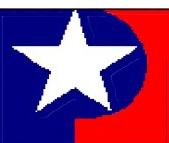
Total Card / Total Parcel
1,055,100 / 1,055,100

USE VALUE:

1,055,100 / 1,055,100

ASSESSED:

1,055,100 / 1,055,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
244-246		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PESIRIDIS JAMES/JOANNE	
Owner 2:	
Owner 3:	

Street 1: 2 MICHAEL DRIVE

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

PREVIOUS OWNER

Owner 1: KARAMPEKIOS SOPHIA -

Owner 2: -

Street 1: 244-246 MYSTIC VALLEY PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,726 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2588 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6726		Sq. Ft.	Site		0	80.	0.83	1			Med. Tr	-10					447,680						447,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							6726.000		600,900		6,500		447,700		1,055,100							
Total Card							0.154		600,900		6,500		447,700		1,055,100		Entered Lot Size					
Total Parcel							0.154		600,900		6,500		447,700		1,055,100		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		407.69		/Parcel: 407.6				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr										Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value		Notes		Date		Parcel ID	
2020	104	FV								601,100		5100		6,726.		447,700		1,055,300		1,055,300		Year End Roll		12/18/2019		044.0-0002-0002.0					
2019	104	FV								440,100		5100		6,726.		475,700		920,900		920,900		Year End Roll		1/3/2019							
2018	104	FV								440,100		5100		6,726.		347,000		792,200		792,200		Year End Roll		12/20/2017							
2017	104	FV								413,600		5100		6,726.		302,200		720,900		720,900		Year End Roll		1/3/2017							
2016	104	FV								413,600		5100		6,726.		257,400		676,100		676,100		Year End		1/4/2016							
2015	104	FV								369,900		5100		6,726.		251,800		626,800		626,800		Year End Roll		12/11/2014							
2014	104	FV								369,900		5100		6,726.		207,100		582,100		582,100		Year End Roll		12/16/2013							
2013	104	FV								384,400		5100		6,726.		197,000		586,500		586,500				12/13/2012							

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1,055,100 / 1,055,100


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 31110

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

